

## **\$425,000 - 90 Greenbury Boulevard, Spruce Grove**

MLS® #E4448252

**\$425,000**

4 Bedroom, 3.50 Bathroom, 1,314 sqft

Single Family on 0.00 Acres

Greenbury, Spruce Grove, AB

Upgrades AND a Great Location! This 4-bed, 4-bath 2-storey features a beautiful kitchen with quartz counters and seating at the peninsula, a sunny dining room, and a front living room with hardwood floors. Upstairs, a relaxing primary suite features double closets and 3-pc ensuite with a large shower. Two additional bedrooms, a 4-pc main bathroom complete the upper floor. A finished basement offers a 4th bedroom, 3-pc bath, family room and laundry. The backyard is fenced and landscaped, has a large deck for entertaining, and a 21x21 garage keeps your vehicles snow-free. Greenbury is one of the most innovative new communities in the Edmonton Area, and this fantastic brownstone is situated close to the 60-acre Jubilee Park, and the Prescott K-9 School and the Beaverbrook Wellness Centre, which includes a YMCA facility and after-school care. Its focus on sustainable, green living appeals to young families and those who value the eco-friendly choices put in place by this award-winning community.

Built in 2013

### **Essential Information**

MLS® # E4448252

Price \$425,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,314
Acres	0.00
Year Built	2013
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	90 Greenbury Boulevard
Area	Spruce Grove
Subdivision	Greenbury
City	Spruce Grove
County	ALBERTA
Province	AB
Postal Code	T7X 0A7

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone
Foundation	Concrete Perimeter

**School Information**

Elementary	Prescott K-9/St Marg K-4
Middle	Prescott K-9/St Thomas 5-8
High	SGCHS 10-12/St Peter 9-12

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	5
Zoning	Zone 91

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